

THIS LOT GRADING PLAN HAS BEEN REVIEWED BY METROPOLITAN CONSULTING INC., FOR CONFORMANCE WITH THE APPROVED SUBDIVISION GRADING DESIGN. THE PROPOSED GRADES ON THIS PLAN ARE IN GENERAL CONFORMANCE WITH THE APPROVED GRADING PLAN AS IT RELATES TO THE LOT AND ADJACENT LOTS, WHERE THE BASEMENT FLOOR OR OTHER FOUNDATION ELEVATIONS ARE PROPOSED AT A DIFFERENT ELEVATION THAN THAT SHOWN ON THE APPROVED SUBDIVISION PLANS. THE REVIEW LATERALS HAVE BEEN REVIEWED AND WE ARE SATISFIED THAT THE MINIMUM GRADES FOR THESE LATERALS CAN BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE O.R.C. AND CITY DESIGN CRITERIA. NOTE: THIS CERTIFICATION DOES NOT REPLACE THE BUILDERS RESPONSIBILITY TO EXPOSE THE SEWER LATERALS AND CONFIRM ELEVATIONS PRIOR TO EXCAVATING FOR THE FOUNDATION. BY USE OF THIS PLAN THE BUILDER AGREES THAT THEY SHALL BE RESPONSIBLE FOR IMMEDIATELY REPORTING TO METROPOLITAN CONSULTING ANY DISCREPANCY OR VARIATION BETWEEN THE LATERAL INFORMATION AND GRADES DEPICTED ON THIS PLAN AND THE CONDITIONS FOUND IN THE FIELD.

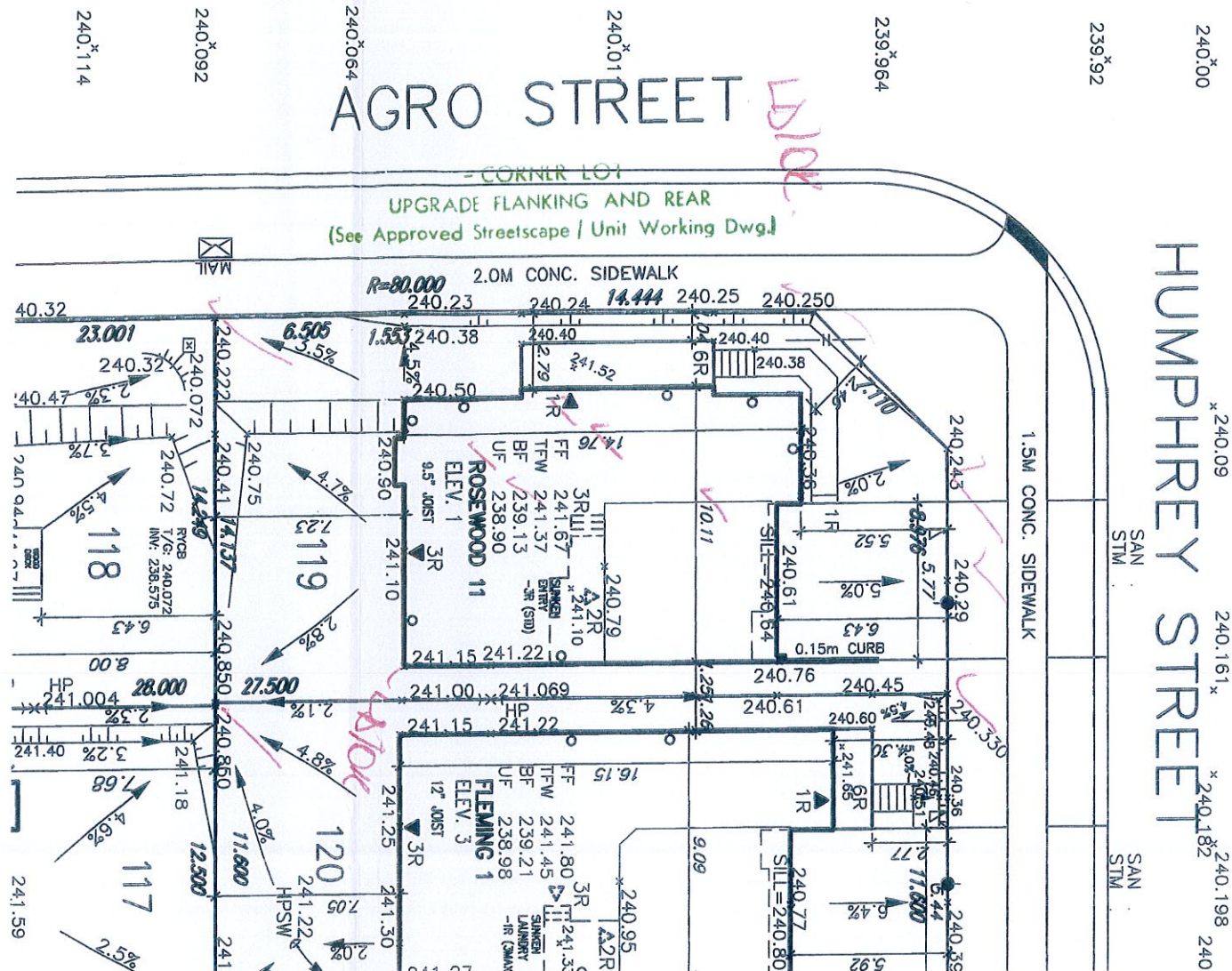


It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the applicable guidelines and all applicable regulations and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of Hamilton.

ARCHITECTURAL REVIEW & APPROVAL  
MAY 12 8 2018  
John G. Williams Limited, Architect

HUMPHREY STREET  
SAN STM



LOT	LOT	LOT
No.	WIDTH (M)	AREA (M <sup>2</sup> )
119	14.04	375

NOTE: REFER TO LANDSCAPE DRAWINGS FOR ALL FENCING TYPES, HEIGHTS AND LOCATIONS. CONTRACTOR TO VERIFY PRIOR TO INSTALLATION.

PROPOSED VALVE  
UP  
H-1  
MOUNT  
TRANSFORMER  
WATER SERVICE  
SINGLE SINK/SINK CONNECTION  
CATCH BASIN  
CABLE TELEVISION PEDSTAL  
BEL PEDSTAL

No. of RISERS  
FINISHED FLOOR ELEVATION  
UNDERGROUND FLOOR ELEVATION  
FIN. BASEMENT FLOOR SLAB  
TOP OF FOUNDATION WALL  
UNDERGROUND FLOORING AT REAR  
UNDERGROUND FLOORING AT FRONT  
UNDERGROUND FLOORING AT SIDE  
WALL OUT BACK  
WALL OUT FRONT  
REVERSE PLAN

STREET SIGN  
SUPER WALL BOX  
RETAINING WALL  
CHAIN LINK FENCE  
ACQUITTAL FENCE (SEE LANDSCAPE PLAN)  
WOOD SCREEN FENCE (SEE LANDSCAPE PLAN)  
HYDRO SERVICE LATERAL  
SMALL DIRECTION  
REINFORCE SIDE WALL

PROVIDE 1/4" DIA. CLEAR  
STONE IN THIS AREA  
THIS LOT CONTAINS ENGINEERED TILL  
AIR CONDITIONER REQUIRED  
RAIN WATER DOWNSPOUT LOCATION  
(DISCHARGE ONTO STAYSIDE)  
SIDE WINDOW LOCATION  
EXTERIOR DOOR LOCATION  
REINFORCE SIDE WALL

119  
16036  
16036-RG2-SP  
16036

1	ISSUED FOR PERMIT.	MAY 18/18 GW	date	by
2	ISSUED FOR REVIEW.	MAY 11/18 GW	date	by
3				
4				
5				
6				
7				
8				
9				

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PROJECT NAME  
RUSSELL GARDENS PHASE 2  
LOT SITING/GRADING  
HAMILTON  
16036-RG2-SP  
16036